

Technical Review Committee Meeting

Minutes of May 7, 2007

Attendance:

Members Present
Shannon Tuch
Wayne Hamilton
Richard Grant
Ken Putnam
Kevin Johnson
Ron Evans
Bill Jones

Members Absent
Scott Shuford
Mark Case

Staff Present
Jim Orr
Ashleigh Shuford
Nate Pennington
Kim Hamel
Julia Cogburn
Kim Hamel
Blake Esselstyn
Jessica Levensgood

Shannon Tuch opened the meeting at 1:36 pm by explaining the role of the TRC and discussing the agenda and the voting process. 3/19/07 TRC minutes were approved at the end of the meeting.

Agenda Item	
Consideration of the Conditional Zoning request for the project identified as <u>Jim Barkley Toyota</u> , located at 777 Brevard Road. The conditional zoning request seeks the rezoning of two lots (34 and 35 Pine Lane) from RS8 (Residential Single-Family, Low Density) district to RB CZ (Regional Business Conditional Zoning) district to be utilized for additional storage area and overflow parking for the existing car dealership. The owner is James Barkley and the contact is Patrick Bradshaw. The properties are identified in the Buncombe County tax records as PINs 9627.20-80-4012 & 5020.	
Staff Comments	
Applicant(s) or Representative(s)	
Public Comment	
Speaker Name	Issue(s)
Committee Comments/Discussion	
Committee Action	
CONTINUED TO JUNE 4th MEETING	

Agenda Item	
Consideration of Conditional Use Permit review for the project identified as <u>Asheville Radio Group</u> located at 1190 Patton Avenue. The request is for the construction of a telecommunication tower. The owner is Saga Communications of NC and Carl Ricker Jr. and the contact is Jim Klein. The properties are identified in the Buncombe County Tax records as PIN 9638.05-07-7261.	
Staff Comments	Nathan Pennington oriented the Committee and audience to the site location and outlined comments from the staff report.
Applicant(s) or Applicant	Randy Cable, Saga Communications representative, was available for questions and commented on the following: <ul style="list-style-type: none"> Back parking lot is surrounded by 8' fence

Representative(s)	<ul style="list-style-type: none"> Allow one way signal out of station to Spivey Mountain location for disbursement
Public Comments	
Speaker Name	Issue(s)
Joseph Potter	Concerns/questions regarding: <ul style="list-style-type: none"> Lights Height of tower Noise and visibility
Commission Comments/Discussion	
.Nate Pennington addressed public concerns: <ul style="list-style-type: none"> Height is not permitted to exceed 100' and proposed tower is 60' in height. No noise FAA lighting regulations are required Architectural aspects to appeal to design 	
Commission Action	
The TRC voted unanimously to approve the project with the conditions outlined in the staff report.	

Agenda Item	
Pre-application conference for the project identified as Clingman Lofts	
Staff Comments	Jessica Levengood identified the site location and described the proposed project.
Applicant(s) or Applicant Representative(s)	Rick Reinhardt, architect described the project and was available for questions. <ul style="list-style-type: none"> 21 units, 1-2 bedroom Setback on Clingman Avenue, will 7.5 be acceptable? KH – can't adjust more than 25' Sewer easement – 15'? Project will be platted as condos Overhead power is on the other side of the street
Public Comments	
Speaker Name	Issue(s)
Commission Comments/Discussion	
Ken Putnam discussed the following: <ul style="list-style-type: none"> Access width should be 24', not 16' Site triangles 10x50, not 25x50 Parking lot dimensions should be 24' instead of 20' Info on grade to make sure that cars won't scrape the ground Easements needed for grading offsite Drainage is not adequate Landscape vs. streetscape conflicts Sidewalk Wayne Hamilton discussed the following: <ul style="list-style-type: none"> Topo lines – site was graded for a town home project HC curb to be moved Schematic depiction for bringing in water for fire from hydrant Accessible curb cut Owens Lane to be public? Yes How many accessible parking spaces No water resource issues 	
Commission Action	

NO ACTION

Agenda Item	
Pre-application conference for the project identified as Biltmore Terrace	
Staff Comments	Blake Esselstyn identified the site location and described the proposed project: <ul style="list-style-type: none">• Major subdivision, Level III (over 50 lots)• Grately reduce land disturbance• Subdivision greater than 50 lots will go to Council• 56 lots are shown• Hillside calculations not shown (could reduce density)• No contours shown• Flag lot type of access – dimension those• Access for lots 9-13 and 56 need clarified• Sidewalks, street trees and open space need shown• No connection to Fox Drive
Applicant(s) or Applicant Representative(s)	David Ross, Brian Morris and Dean Pistor had comments/questions for the TRC: <ul style="list-style-type: none">• Revised plan to limit the amount of disturbance• May have more lots; changes could occur• Would like to review 19 lots with road changes• Pedestrian access• Council can flex standards• Voluntary annexation of Lamar Street• Sidewalks• Southside doesn't want to voluntarily annex• 4-lot subdivision• Modifications• Grading to continue• Could still work on plans• Turn-around/connection• Grading for cul-de-sac• No detention for the first 19 lots
Public Comments	
Speaker Name	Issue(s)
Commission Comments/Discussion	
NO ACTION	
Commission Action	

Agenda Item	
Staff Comments	
Applicant(s) or Applicant Representative(s)	
Public Comments	
Speaker Name	Issue(s)

Commission Comments/Discussion	
Commission Action	